RE-RECORD

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This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
The Resource Foundation, Inc.
212 Capitol Blvd
Nashville, Tennessee 37219

SEND TAX BILL TO:

SAME

Map: 83-05-0
Parcel: 350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DEBORAH P. THOMAS AND HUSBAND TIMOTHY W. THOMAS, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto THE RESOURCE FOUNDATION, INC., A Tennessee Corporation, hereinafter the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A.

This is improved property known as 1405 Franklin Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7296 08/12 0101 03CHECK 16.00

WITNESS my hand this 18 day of June, 1993

GRANTOR:

Deborah P. Thomas 6-18-93

Timothy W. Thomas 6-18-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, N. Courtney Hollins, a Notary Public of said County and State, Deborah P Thomas and Timothy W Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 1993

N. Courtney Hollins
Notary Public

My Commission Expires: Nov 20, 1996

80629
IDENTIF. & REFERENCE
RE-RECORD
94 AUG 12 AM 8:55
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $46,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

ED Latta

Affiant

Sworn to and subscribed before me
this 18 day of June, 1993.

M. Courtney Hall

Notary Public
My Commission Expires: Nov 25, 1996

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Land in Davidson County, Tennessee, being the westerly 41.3 feet front and 10.5 rear of Lot 45 on the map or subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lots No. 45 fronts 41.3 feet on the northerly side of Franklin Avenue, and extends back 150 feet, more or less, on the easterly lot line, and 154.1 feet on the westerly lot line, to a rear line measuring 10.5 feet thereon.

Being the same property conveyed to Deborah P. Thomas and husband, Timothy W. Thomas, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8662, page 731, Register's Office of Davidson County, Tennessee.

Exhibit A

32079
IDENTIF. ↑ REFERENCE

93 JUN 18 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9472 06/18 0101 03CHECK 185.05

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ADDENDUM TO WARRANTY DEED

The property described herein will remain affordable without regard to the term of any mortgage or the transfer of ownership, pursuant to deed restrictions, covenants running with the land, or other mechanisms approved by HUD, for not less than fifteen (15) years, beginning after project completion, as specified in the following table, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.